

**203, 4037 42 Street NW**  
**Calgary, Alberta**

**MLS # A2224198**



## \$599,900

<b>Division:</b>	Varsity		
<b>Type:</b>	Residential/Four Plex		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,511 sq.ft.	<b>Age:</b>	1979 (46 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Driveway, Single Garage Attached		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	Landscaped		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 677
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Cedar, Wood Frame	<b>Zoning:</b>	M-C1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	High Ceilings, No Smoking Home, Open Floorplan, Skylight(s)		

**Inclusions:** NA

This beautifully updated and immaculately cared-for home offers sophisticated living in one of the city's most desirable locations. Recently renovated, it features rich maple hardwood flooring throughout the main and upper levels, a stylish kitchen with granite countertops, stainless steel appliances, and fully upgraded bathrooms with premium Kohler fixtures. The spacious, open-concept main floor is ideal for entertaining. French doors off the living room open to your private, fully fenced garden oasis with direct street access&mdash;perfect for guests and one of the few units in the complex offering this unique feature. Upstairs, you&rsquo;ll find a luxurious primary retreat with double closets and a spa-inspired ensuite, complete with a multi-jet oversized shower. A second large bedroom, a fully renovated second bath, and a bright open den/family room with access to a sunny balcony complete the upper level. The fully finished lower level includes a functional laundry room with sink and cabinetry, plus a versatile flex room. All of this in a prime location near Foothills Hospital, Alberta Children&rsquo;s Hospital, University District and the University of Calgary, and Market Mall. This one checks all the boxes&mdash;come see it today!